



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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IN REPLY PLEASE

REFER TO FILE: **PM-3**

June 19, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PETER F. SCHABARUM REGIONAL COUNTY PARK
BRIDGES REPLACEMENT – SPECS. 6852; C.P. 86889
HORSE STAGING AREA – SPECS. 6856; C.P. 86890
PLAY AREA REPLACEMENT – SPECS. 6854; C.P. 86737
CATEGORICAL EXEMPTION - AWARD AGREEMENT
SUPERVISORIAL DISTRICT 4
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find the projects categorically exempt under the California Quality Act (CEQA).
2. Approve the following total project budgets for Peter F. Schabarum Regional County Park, and authorize the Director of Public Works to carry out the projects: \$1,294,000 for the Bridges Replacement; \$646,000 for the Horse Staging Area; and \$312,000 for the Play Area Replacement.
3. Award and authorize the Director of Public Works to execute an Agreement with J.C. Chang and Associates, Inc., to provide design services for a \$66,460 not-to-exceed fee for the Bridges Replacement project; \$46,080 for the Horse Staging Area project; and \$16,080 for the Play Area Replacement project funded by Capital Projects (C.P.) 86889, 86890, and 86737,

respectively, through the Fiscal Year 2006-07 budget and to establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Peter F. Schabarum Regional Park is a 589-acre park located in Rowland Heights. The recommended actions will enable the completion of plans and specifications for demolition and replacement of the seven existing pedestrian/service bridges; repair of two existing vehicle bridges; regrading the existing horse staging area to improve drainage and horse trail alignment; and replacement of the existing playground equipment with new equipment.

Following completion of construction documents and jurisdictional approvals, the work will be performed via Board-approved Job Order Contracts. In addition, County-approved Agreement vendors will be used to purchase the playground equipment and furnishings.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Service Excellence and Children and Families' Well-Being by refurbishing urban parks to provide recreational activities for the surrounding community.

FISCAL IMPACT/FINANCING

The recommended Agreement is for a \$66,460 not-to-exceed fee for the Bridges Replacement repair project; \$46,080 for the Horse Staging Area project; and \$16,080 for the Play Area Replacement project. Sufficient funds are available in the Fiscal Year 2006-07 C.P. budget (C.P. 86889, 86890, and 86737, respectively) for awarding the recommended Agreement.

The total estimated cost of each project, including plans and specifications, plan check, construction, equipment, consultant services, and County services, is \$1,294,000 for the Bridges Replacement project; \$646,000 for the Horse Staging Area project; and \$312,000 for the Play Area Replacement project. The Bridges Replacement and Horse Staging Area projects are completely funded with Fourth District C.P. net County cost. The Play Area Replacement project (C.P. 86737) is funded with prior net County cost allocated for Enhanced Unincorporated Area Services (\$300,000) and State Proposition 40 Specified Grant funding (\$12,000).

The Projects' Schedule and Budget Summaries are included in the enclosure.

Operational Budget

Following completion of the project, Parks and Recreation does not anticipate any one-time and/or ongoing cost increases.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Design Services Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, J.C. Chang is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the Contract stating that the consultant shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

J.C. Chang is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

The proposed projects have been reviewed and determined to be categorically exempt under the CEQA Guidelines in accordance with Sections 15301 (c) and (d) and 15302, and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Class 1 (c), (f), and (x)(11), and Class 2, adopted by your Board on November 17, 1987. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk.

CONTRACTING PROCESS

The County utilized the accelerated architect/engineer selection process. This process allows the Architectural Evaluation Board (AEB) to provide the County with lists of qualified (architect/engineer) firms for specific types of designs. Additionally, for projects with an estimated construction cost of less than \$2,000,000, Public Works has developed new internal procedures intended to further accelerate the contract award process. Using this process, a single firm is chosen from the AEB's list and invited to submit a proposal. J.C. Chang was selected to submit a proposal on this accelerated basis. The selection of J.C. Chang was solely based on its qualifications to perform the design work. County-approved Agreement vendors will be used for the equipment procurement and Job Order Contracts for the construction.

On February 3, 1998, your Board requested that contract opportunities be listed on the Office of Small Business website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

J.C. Chang agreed to provide the services for the not-to-exceed fees of \$66,460, \$46,080, and \$16,080 for the respective projects. The construction administration portion of the fees will be billed during the construction phase and only after your Board's authorization to proceed with construction. The negotiated fees have been reviewed by Public Works and are considered reasonable for the scope of work.

J.C. Chang's Community Business Enterprises participation data (25 percent) and 3-year contracting history with the County are on file with Public Works.

The Contract requires the consultant to pay its employees applicable prevailing wages in accordance with the California Labor Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

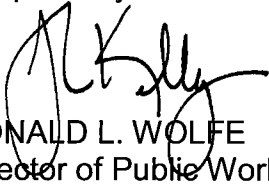
There will be no negative impact on current County services or projects during the performance of the recommended services. The park is currently operational, and construction activities will be coordinated with Parks and Recreation to limit construction impacts to park use and maintain safe public access during construction.


The Honorable Board of Supervisors
June 19, 2007
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CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,


DONALD L. WOLFE
Director of Public Works


DAVID E. JANSSEN
Chief Administrative Officer


RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

June 19, 2007

ENCLOSURE

**PETER F. SCHABARUM REGIONAL COUNTY PARK
BRIDGES REPLACEMENT – SPECS. 6852; C.P. 86889
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I. PROJECT SCHEDULE

BRIDGES REPLACEMENT – SPECS. 6852; C.P. 86889

Project Activity	Scheduled Completion Date
Project Program	Completed
Design	
Contract Execution	07/05/07
Construction Documents	09/25/07
Jurisdictional Approvals	10/31/07
Construction Bid and Award	12/10/07
Construction	
Substantial Completion	08/18/08
Acceptance	10/10/08

HORSE STAGING AREA – SPECS. 6856; C.P. 86890

Project Activity	Scheduled Completion Date
Project Program	Completed
Design	
Contract Execution	07/05/07
Construction Documents	09/25/07
Jurisdictional Approvals	10/31/07
Construction Bid and Award	12/10/07
Construction	
Substantial Completion	05/23/08
Acceptance	07/02/08

PLAY AREA REPLACEMENT – SPECS. 6854; C.P. 86737

Project Activity	Scheduled Completion Date
Project Program	Completed
Design	
Contract Execution	07/05/07
Construction Documents	09/25/07
Jurisdictional Approvals	10/31/07
Construction Bid and Award	12/10/07
Construction	
Substantial Completion	04/22/08
Acceptance	05/27/08

II. PROJECT BUDGET SUMMARY

Budget Category	Bridges Replacement C.P. 86889	Horse Staging Area C.P. 86890	Play Area Replacement C.P. 86737
Land Acquisition	N/A	N/A	N/A
Construction			
(a) Construction Contract	\$ 769,930	\$ 411,825	\$ 113,900
(b) Change Order Contingency	\$ 135,870	\$ 72,675	\$ 20,100
Subtotal	\$ 905,800	\$ 484,500	\$ 134,000
Equipment	0	0	\$ 100,000
Plans and Specifications	\$ 66,480	\$ 46,080	\$ 16,080
Consultant Services	\$ 5,000	\$ 2,000	\$ 5,000
Miscellaneous Expenditures	\$ 5,000	\$ 1,000	\$ 2,500
Plan Check and Jurisdictional Reviews	\$ 5,000	\$ 1,000	\$ 2,000
County Services	\$ 306,720	\$ 111,420	\$ 52,420
TOTAL	\$ 1,294,000	\$ 646,000	\$ 312,000

ENCLOSURE B

**ENTERPRISE PARK POOL BUILDING REPLACEMENT
REJECT ALL CONSTRUCTION BIDS
SPECS. 6770; C.P. 86755**

Bid Opening Date: May 10, 2007

Bid Summary:

Board Authorization: \$2,574,000

Bidder:	Base Bid:	% Over Authorization:	Composite Bid:
AMG & Associates, Inc.	\$3,216,000	24.9%	\$3,276,000
Morillo Construction, Inc.	\$3,577,000	38.9%	\$3,607,000

The low bid value was determined based on the combined sum of the base bid and extended overhead rates.